

07/25/96

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**Economics Research Associates**

Affiliated with Drivens Jones

CONFIDENTIAL**FAX TRANSMITTAL FORM**

TO: ALLAN MACKENZIE & MAR VENTURES

FROM: DAVE WILSON

DATE: 7/25/96

FAX #: (310) 781-9253

PAGES INCLUDING THIS COVER SHEET: (6)

ERA CHARGES #: McDONNELL DOUGLAS - 1904 STREET

COMMENT: HERE ARE PHOTOS FROM AN NFL STADIUM SITES SURVEY DRAFT REPORT PREPARED FOR THE CITY (CITY LEGISLATIVE ANALYST OFFICE). REPORT IS BY HUBER HUNT NICHOLS OF PHOENIX DATED 7/12/96 (DRAFT). SIX SITES ARE REVIEWED: COLISEUM; LA CONVENTION CENTER AREA; JACKER STADIUM; SAN FERNANDO VALLEY (PASADENA);
McDONNELL DOUGLAS/1904; AND UNION STATION. WESTWOOD WAS DROPPED.
ERA IS NOT LOOKING AT THE McDONNELL DOUGLAS SITE IN OUR NFL STADIUM WORK FOR THE CITY.

PLEASE SHARE THIS INFORMATION WITH MARLO STYVUS AT McDONNELL DOUGLAS.

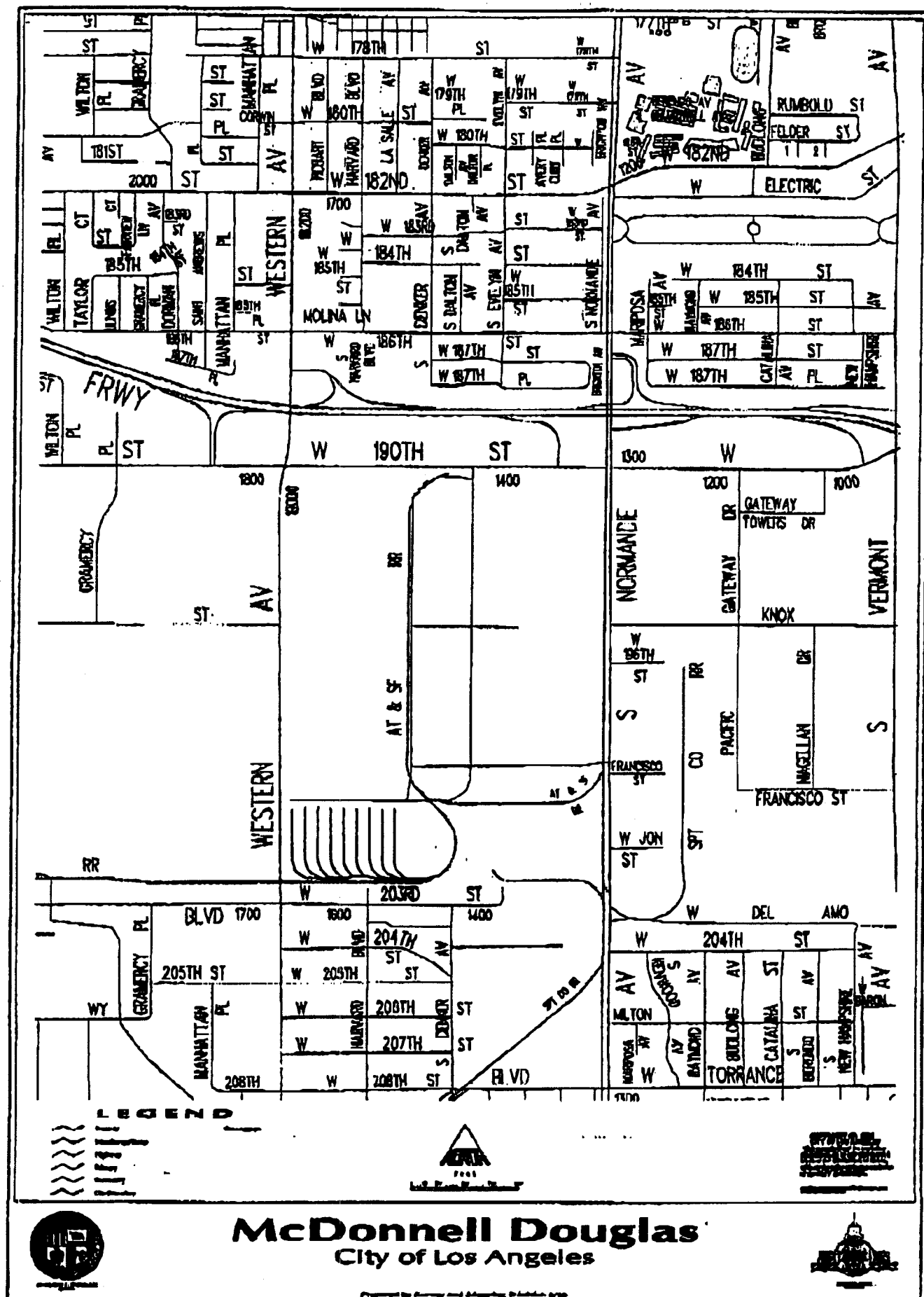
Dave Wilson

HARD COPY TO FOLLOW: ☐ Yes ☒ No

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(310) 477-9585
(310) 478-1950



SAN PEDRO (190th/WESTERN)**Location**

South of 190th Street, north of Francisco Street r.o.w., west of Denker Street r.o.w. and east of Western Avenue.

Size

Approximately 100 acres

UTILITIES**Power**

The Halldale receiving station is located immediately to the south of this site. 16KV overhead lines are in Denker r.o.w. Sufficient power exists nearby so as to require little or no development.

Natural Gas

16" and 4" lines in 190th Street
6" line in Western

Water

31" steel in 190th (Metro Water District)
12" C.I. in Western (Torrance Water Company)

Sanitary Sewer

12" VCP in 190th Street
30" RCP in 190th Street
30" RCP in Western

Storm Sewer

63" RCP in 190th (L. A. County Flood Control)
36" RCP in 190th Street
24" RCP in Western

Special Development Fees

There are no Mass Transit Development Fees assessed against new construction in Los Angeles. However, there are zones within the city where vehicular traffic generation fees, i.e., "trip fees" are assessed based upon high current levels of traffic. The San Pedro site is not currently within a zone or specific plan area where such assessments are applicable.

Soils and Subsurface

No structural soil bearing problems are anticipated, but a site specific soils investigation is recommended.

Soils Contamination

This site was previously occupied by a McDonnell-Douglas aircraft plant. Currently, demolition and soil contaminant remediation activities are underway at this site. We would anticipate that a certified "clean" site would be the objective of those current activities. No timetable for such certification was available at the time of this publication.

Demolition/Relocation

See Soils Contamination.

Special Easements

There is an on site easement for five propane gas lines (Martin Marietta) that traverse the site from 190th Street west of Denker to the operating McDonnell-Douglas plant immediately to the east of this site. Standard Oil has easements for 3" and 4" lines along 190th Street inside the site's property line.

Planning and Zoning

This site is in the City's Land Use Plan as Heavy Industry/Parking. Environmental clearances through the EIR process is anticipated. No exemption to this process appears evident regarding this site.

Traffic, Streets, Roads and Freeways

The nearest freeway access is within 1/2 mile to the north of the site at Western Avenue and I-405. I-405 eastbound interchanges with I-110 north and southbound within two miles of Western Avenue.

Due to this site being located at the city limits between Los Angeles and the City of Torrance as well as very near unincorporated county land, a multi-jurisdictional traffic control plan would have to be developed for event days at this site. This site would need to be configured to provide all on site parking requirements. MTA bus service is present along Western Avenue and 190th Street.

Availability

Unknown. (See Soil Contaminants.)

Summary

east
This site is at the city limits between Los Angeles and the City of Torrance. County controlled lands border Normandie south of 190th Street. Traffic control would require a multi-jurisdictional agreement be developed and implemented on event days. Any economic benefit to the surrounding areas would benefit communities other than Los Angeles as far as sales taxes and the like. No timetable has been published as to the availability of a certified "clean" site.

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SAN PEDRO (190TH/WESTERN)**STADIUM**

Base Cost Model	\$222,394,000.
Site Specific Adjustment Factor	0%
Total Adjusted Cost Model	<u>\$222,394,000.</u>

(Exclusive of Land and Special Conditions)